

CITY OF CHARLESTON

Commercial Corridor Design Review Board

March 11, 2010 5:00PM

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

Agenda Item 1:

Clements Ferry Road @ I-526

Final Review for New Construction of a Multi-Family Development

City of Charleston
Commercial Corridor Design Review Board

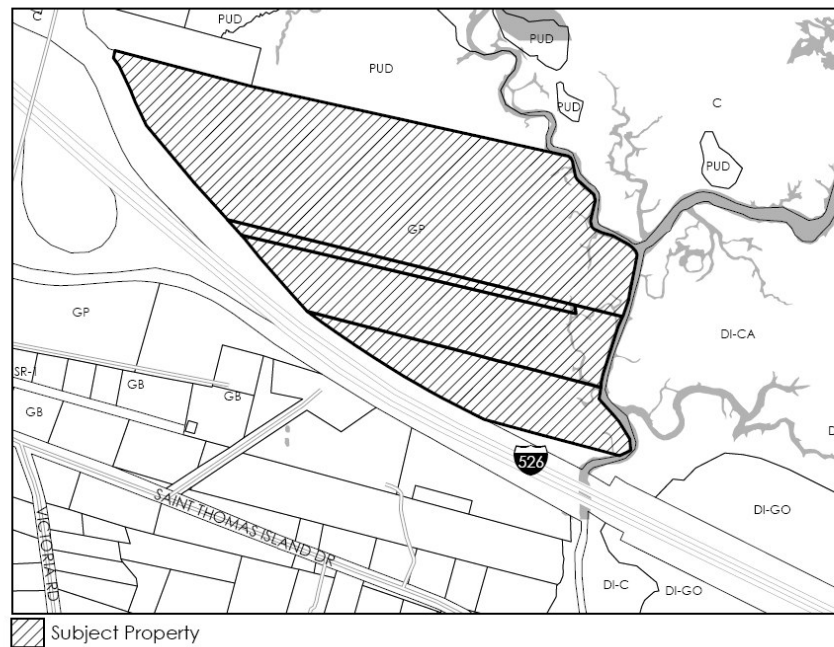
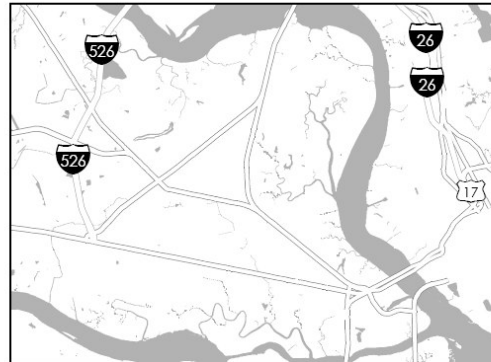
Thursday, March 11, 2010

Item #: 1

Clements Ferry Road @ I-525

TMS# 271-00-02-024, 025,
026, 069

Request Final approval for
new construction of a
multi-family development as per
documentation submitted.





PLANT SCHEDULE NOTES:
1. TOTAL NUMBER OF PLANTS SHALL BE VERIFIED IN THE LANDSCAPE PLAN. IF PLANT TOTAL DIFFERS FROM THE TOTAL SHOWN ON THE PLANT SCHEDULE, THE PLANT SCHEDULE SHALL BE CORRECTED.
2. ALL TREES LOCATED OUTSIDE OF PLANTING BEDS SHALL BE MAINTAINED, 4" TROCK, IN A 4' DIAMETER CIRCLE AROUND THE TRUNK OF THE TREE.
3. ALL DISTURBED AREAS NOT PLANTED TO BE SEEDS.

Mussey, Gay, Bell & DeYoung Inc.
Consulting Engineers
414 WARD PARK BLVD., SUITE 201
MT. PLEASANT, S.C. 29554
One 803.885.1500 Fax: 803.885.1500



NAME _____ DATE _____

CLIENT:
THE SPANOS CORPORATION

PROJECT:
THE ALEXANDER
AT DANIEL ISLAND
CITY OF CHARLESTON, S.C.

SCHL	17401
CLINT M	WSTY
JOB NO.	408100100
START DATE	DECEMBER 7, 2008
COMP	JNC
COUN	JAP
APPROVED	LM

SITE
LANDSCAPE
PLAN

L - 103



SOUTH GARAGE ELEVATION



NORTH GARAGE ELEVATION

CCDRB DESIGN REVIEW BOARD COMMENTS JAN 28, 2010

- 1 Comment: Restudy the fenestration of top floor.
Response: Top floor of west building modified to resemble penthouses and differentiate itself from adjacent buildings. See also A-2.1.1 and A-2.1.2.



NORTH ELEVATION



SOUTH ELEVATION (OPTION 1)

(SEE A-2.1.2 FOR ELEVATION PRESENTED ON JAN 28, 2010)



The Alexander At Daniel Island

A-2.1

1 Comment: Restudy the fenestration of top floor.
Response: Top floor of west building modified to resemble penthouses and differentiate itself from adjacent buildings. See also A-2.1 and A-2.1.2



SOUTH ELEVATION (OPTION 2)



SOUTH ELEVATION (OPTION 3)



SOUTH ELEVATION (OPTION 4)

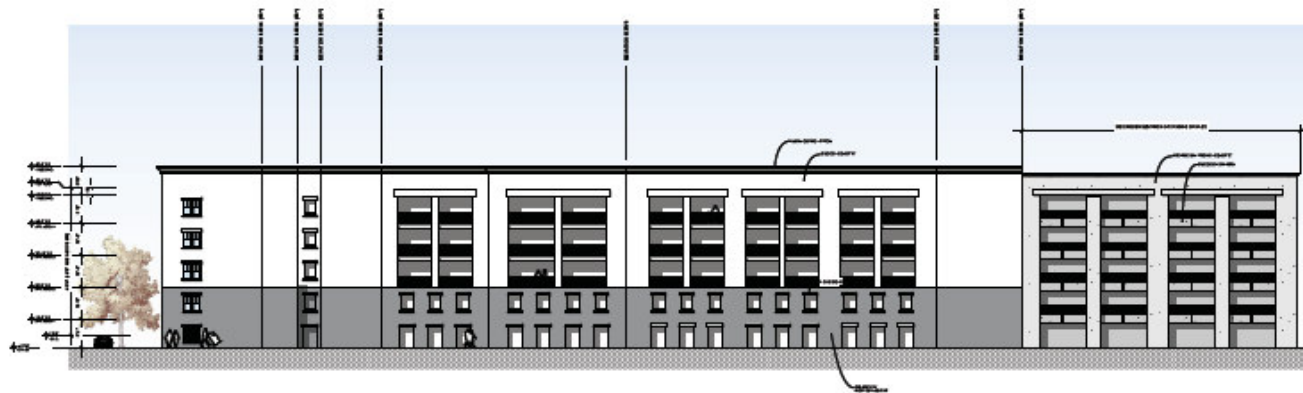
(SEE A-2.1.2 FOR ELEVATION PRESENTED ON JAN 28, 2010)



The Alexander At Daniel Island

A-2.1.1



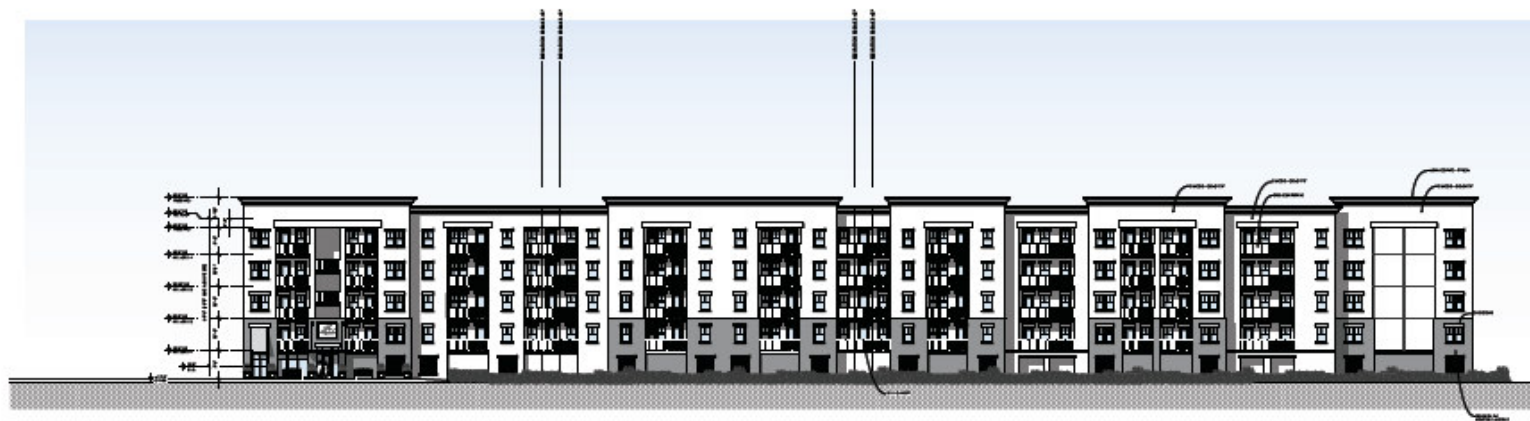


GARAGE COURTYARD ELEVATIONS (a)



GARAGE COURTYARD ELEVATIONS (b)





COURTYARD "A" ELEVATIONS
4/24/13



COURTYARD "D" ELEVATIONS
4/20/2017





Agenda Item 2:

635 Rutledge Avenue

Conceptual Review for New Construction of an Addition to an
Existing Office/Retail Building

City of Charleston
Commercial Corridor Design Review Board

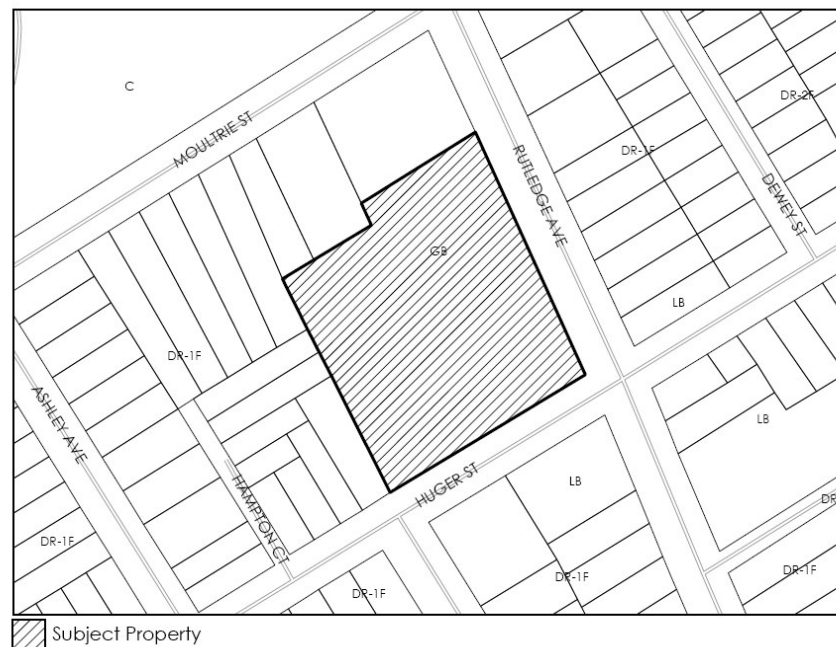
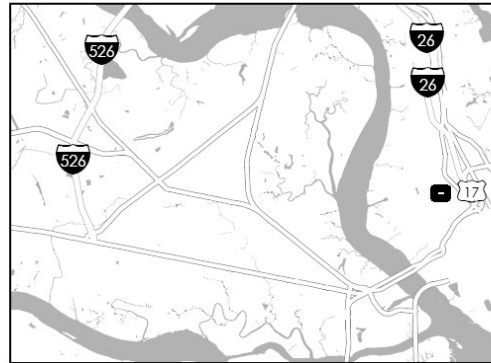
Thursday, March 11, 2010

Item #: 2

635 Rutledge Avenue

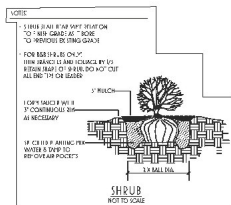
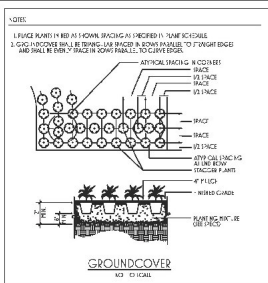
TMS# 460-03-01-019

Request Conceptual approval
for new construction of an
addition to an existing retail/office
center as per documentation
submitted.









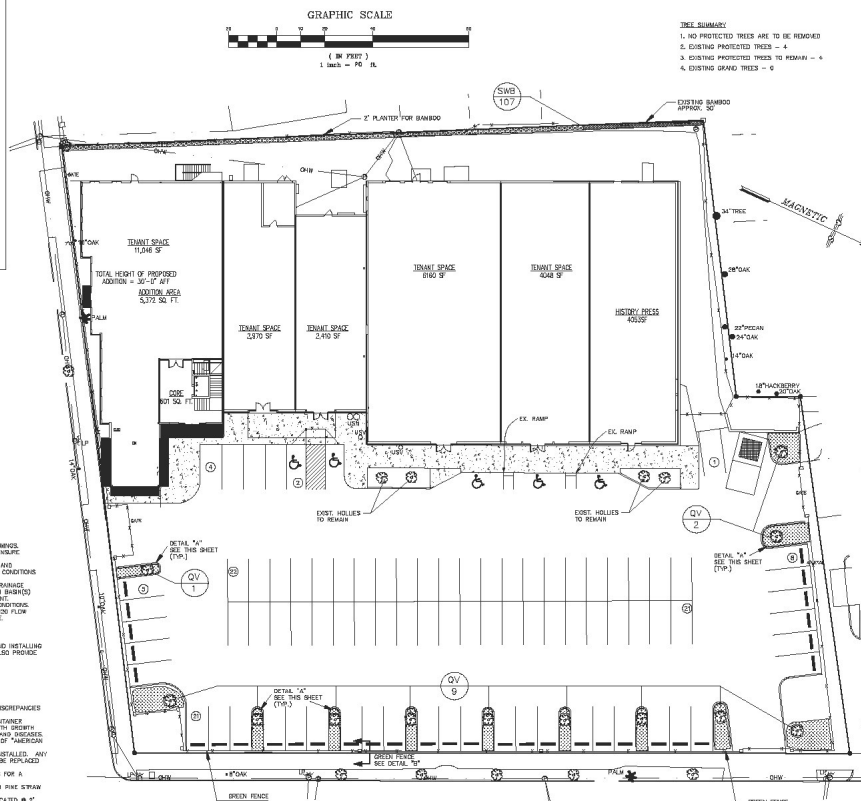
LANDSCAPE NOTES / SPECIFICATIONS:

- SITE PREPARATION:**
1. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 1" FROM SITE.
 2. EXISTING BEDDING WITH PROPOSED LAM RACKING AND GUY WIRE/STAKE. ALL PLANTING SHALL BE COORDINATED WITH PLANTING CONTRACTOR TO ENSURE NECESSARY BEDDING IS PROVIDED FOR PLANTING LAM RACKING AND GUY WIRE/STAKE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING GUY WIRE/STAKE WITH PLANTING CONTRACTOR TO ENSURE NECESSARY BEDDING IS PROVIDED FOR PLANTING LAM RACKING AND GUY WIRE/STAKE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE SITE DRAINAGE AWAY FROM ALL STRUCTURES TO STREET OR DRAINAGE (EXISTING OR NEW). ALL PLANT BEDS SHOULD HAVE A MINIMUM OF 1/4" SLOPE FROM ANY POINT.
 5. GROUND PLAN SHALL BE MAINTAINED AS A GUIDE TO EXISTING SITE CONDITIONS. CONTRACTOR RESPONSIBLE TO MAKE FIELD ADJUSTMENTS FOR POSITIVE FLOW AWAY FROM BUILDING AND NOT CHANGE ADJACENT PROPERTIES DRAINAGE.

- IRRIGATION (DESIGNED BY OTHERS):**
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING AND INSTALLING A FULLY AUTOMATED IRRIGATION SYSTEM. THE/HE SHALL ALSO PROVIDE AN ASSESSMENT OF THE IRRIGATION PLAN TO THE OWNER.
 2. LAM RACKING SHALL BE INSTALLED FROM BED ZONES.
 3. CONTROLLER TO BE INSTALLED WITH WEATHER PROOF LOCKABLE HOUSING.
 4. PROVIDE IRRIGATION SCHEDULING DEVICE (RAIN GUN).

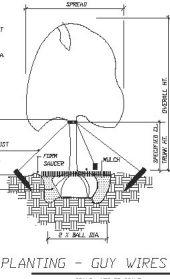
- PLANT MATERIAL:**
1. LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCIES SHALL BE ADVISED WITH THE OWNER PRIOR TO BEGINNING OF WORK.
 2. ALL PLANT MATERIAL SHALL BE DELIVERED AND UNLOADED BASED ON CONTAINER GROWN AND SHALL BE WELL FORMED, UNIFORM, GROWING SPECIMENS WITH PROPER TYPICAL OF THE SPECIES PROVIDED AND FREE FROM DISEASES, INSECTS AND WEEDS. PLANTS SHALL BE OF TOP QUALITY AS DETERMINED BY THE CURRENT LOCAL AGRICULTURE STANDARDS FOR NURSERY STOCK.
 3. THE OWNER SHALL EVALUATE ALL PLANTS AND QUANTITIES THAT ARE INSTALLED. ANY PLANTS THAT DO NOT MEET THE SPECIFICATIONS PER SCHEDULE SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 4. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A MINIMUM PERIOD OF ONE YEAR. ALL PLANT BEDS AND TREES SHALL BE PLANTING WITH FINE STRAW TO A MINIMUM DEPTH OF 2".
 5. THE CONTRACTOR SHALL ENSURE THAT ALL FOUNDATION PLANTS BE LOCATED 12" MINIMUM FROM CURB/POOT OPERATIONS.
 6. NO PLANT SHALL BE PUT IN THE GROUND PRIOR TO COMPLETION OF ROUGH GRADING.
 7. ALL PLANTS SHALL BE INSTALLED AS PER LANDSCAPE DETAIL.
 8. MULCH: MULCH FOR ALL DISTURBED AREAS NOT DESIGNATED AS GRADED. MULCH TYPE: PINESTRAW.
 9. CONTRACTOR RESPONSIBLE FOR ACTUAL MULCH AREA CALCULATIONS (ESTIMATED QUANTITY: 8.7).

- LANDSCAPE LIGHTING (DESIGNED BY OTHERS):**
1. LANDSCAPE CONTRACTOR SHALL VERIFY ALL LIGHTING LOCATIONS WITH OWNER.
 2. ALL LIGHTING SHALL BE OPERATED WITH PHOTOCELLS AND WEATHER SWITCH. CONTROLLER TO BE ACCESSIBLE TO OWNER. MASTER CONTROLLER LOCATION TO BE OWNER.
 3. ALL LIGHTING SHALL BE ASSESS AND NOT TO GENERATE ANY ISSUES REGARDING CITY OF CHARLESTON PLANNING & ZONING DESIGN REQUIREMENTS.

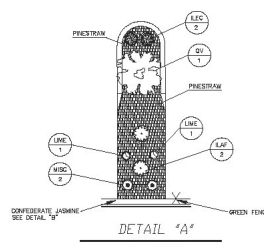
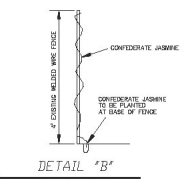


- THE SUMMARY:**
1. NO PROTECTED TREES ARE TO BE REMOVED.
 2. EXISTING PROTECTED TREES TO REMAIN - 4.
 3. EXISTING PROTECTED TREES TO REMAIN - 4.
 4. EXISTING GRASS TREES - 6.

- NOTES:**
1. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 2. PAINT ALL GUY WIRE/STAKE 1" DIA.
 3. PLANT BEDS WITH RUBBER HOSE 1" DIA.
 4. PLANT BEDS WITH RUBBER HOSE 1" DIA.



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
QV	Quercus Virginia	Live Oak	11	2 1/2" cal.	AS SHOWN
SWB	Bambusa textilis "Oreola"	Slender Bamboo	107	2 gal.	2' x 2'
ILEC	Ilex Cornuta "Corona"	Corona Holly	22	3 gal.	AS SHOWN
ILAF	Ilex Attenuata "Foster #2"	Foster #2 Holly	22	3 gal.	AS SHOWN
MSG	Molinis Straminea "Oreola"	Maidenhair grass	22	1 gal.	AS SHOWN
LIME	Quercus Virginia	Majestic Giant	22	4" pot	AS SHOWN
PINESTRAM	PINESTRAM TO BE CLEAN OF DEBRIS AND SPREAD 3" DEPTH W/ PPS - EMERGENT			BY CONTRACTOR	



CONNOR ENGINEERING, INC.
 Engineers and Planners
 Charleston, South Carolina 29414
 Phone: 843.799.1111
 Email: melli@connoreng.com



COASTAL COMMUNITY FOUNDATION CENTER
PLANTING SCHEDULE
 CITY OF CHARLESTON
 CHARLESTON COUNTY SOUTH CAROLINA



Commercial Building:
Across the Street from Allen
Corner Rutledge/Huger

Huger Street Elevation



House in Foreground:
Corner Huger/Rutledge

House in Background:
Corner Huger/Allen

New Two Story Addition / Existing Single Story Building

First Federal

Rutledge Street Elevation



1 FRONT ELEVATION
3/10/2016 J.P.

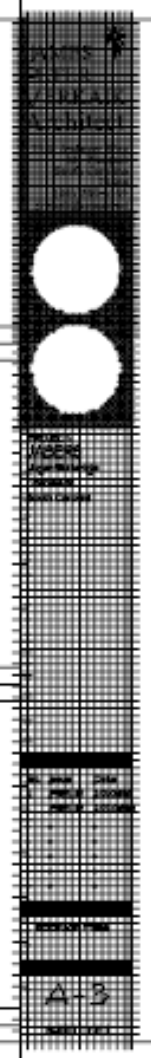


2 LEFT SIDE ELEVATION
3/10/2016 J.P.

2 RIGHT SIDE LOBBY ELEVATION
3/10/2016 J.P.



3 REAR ELEVATION
3/10/2016 J.P.

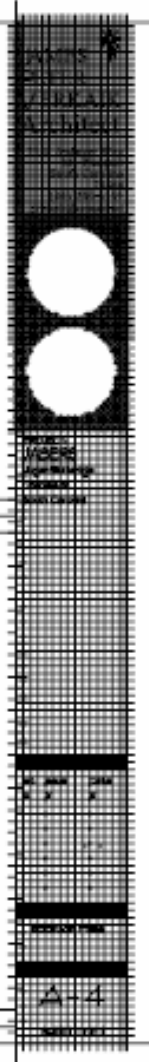




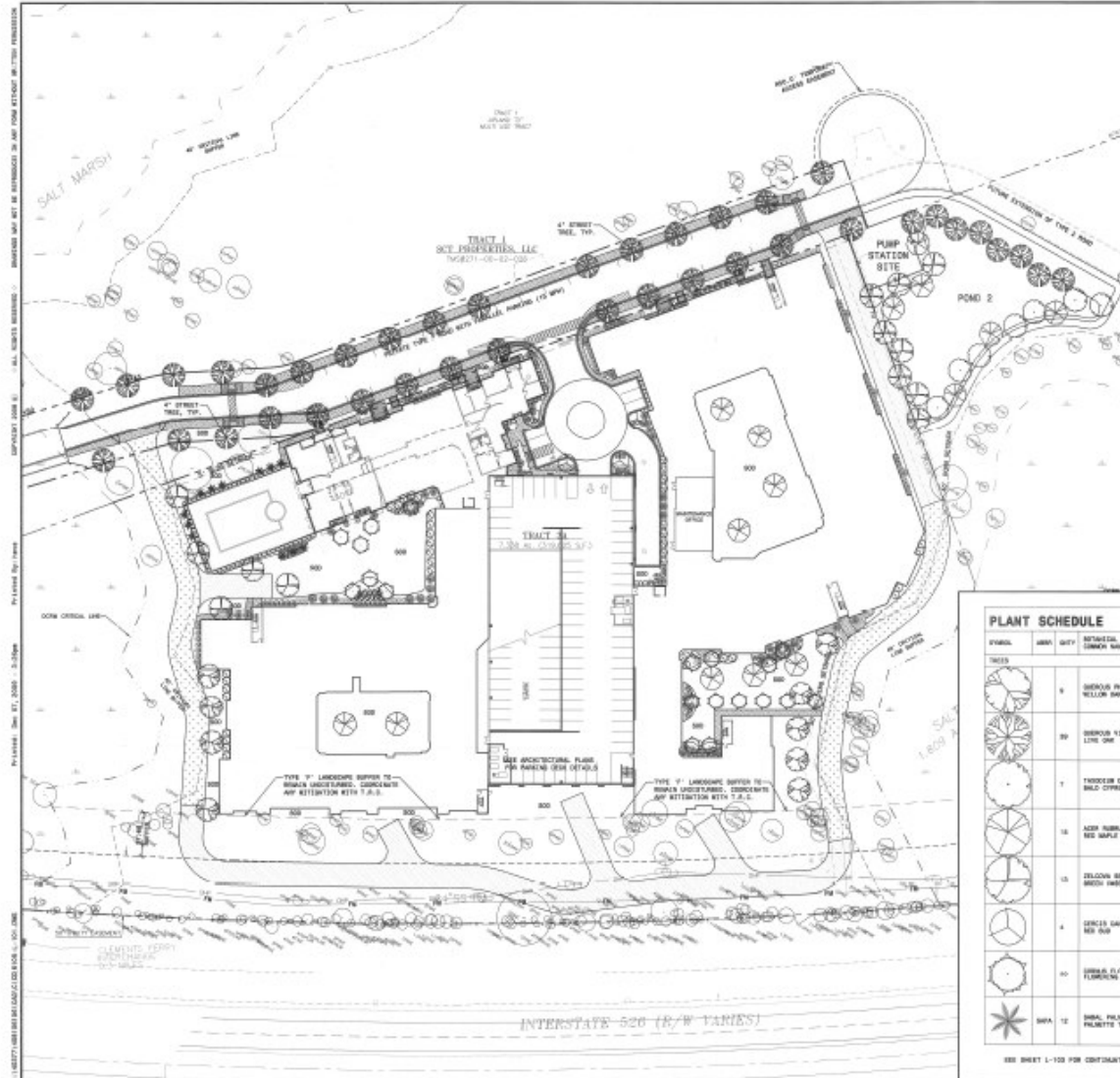
MULLER ST. ELEVATION
1/4" = 1'-0"



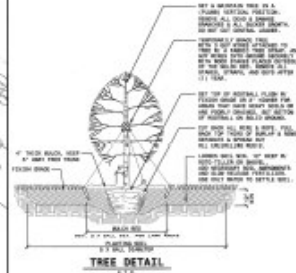
HUGER ST. ELEVATION
1/4" = 1'-0"







CITY LANDSCAPE BUFFER REQUIREMENTS:
 PORTION OF PROPERTY ADJACENT TO INTERSTATE 526 (CLASS IV ROAD) REQUIRES BUFFER TYPE "F" - RECOMMENDED FOR 100' LANE WIDTH, 6' RECOMMENDED TREES, 9' UNDERSTORY TREES, 10' BUFFER SHALL BE REQUIRED. TREES WITH 4" D. SECTIONS 3.0' W. W/AT. MINIMUM.
 1-100' TYPE "F" BUFFER AND 17' W. 34' RECOMMENDED TREES REQUIRED, 64' UNDERSTORY TREES REQUIRED, 100' BUFFER SHALL BE REQUIRED.
 1-100' BUFFER TO REMAIN UNDISTURBED EXCEPT AS NECESSARY TO CONSTRUCT FIRE ACCESS LANE.



PLANT SCHEDULE						
TREES	SYMBOL	QTY	RECOMMENDED NAME	SIZE	COM.	REMARKS
1	[Symbol]	6	SHRUB PELLERIS YELLOW OAK	12" WT 4" DIA.	BA	CANOPY TREE - SPECIMENS 2' CLEAR TRUNK
2	[Symbol]	20	SHRUB KENNELMANN LIME OAK	12" WT 4" DIA.	BA	CANOPY TREE - SPECIMENS 2' CLEAR TRUNK
3	[Symbol]	1	SHRUB CESTRUM BIRD CRESS	12" WT 4" DIA.	BA	CANOPY TREE - SPECIMENS 2' CLEAR TRUNK
4	[Symbol]	10	ACER RUBRA RED MAPLE	12" WT 4" DIA.	BA	CANOPY TREE - SPECIMENS 2' CLEAR TRUNK
5	[Symbol]	10	DELONIA REGINA BROWN HAZE	12" WT 4" DIA.	BA	CANOPY TREE - SPECIMENS 2' CLEAR TRUNK
6	[Symbol]	4	GRACE DANDELION RED OAK	12" WT 4" DIA.	BA	CANOPY TREE - SPECIMENS 2' CLEAR TRUNK
7	[Symbol]	10	SHRUB ELAEOA FLORENSA SHADY	12" WT 4" DIA.	BA	CANOPY TREE - SPECIMENS 2' CLEAR TRUNK
8	[Symbol]	12	SHRUB PALMETTO PALMETTO TREE	12" WT	BA	PALE TREE - SPECIMENS

SEE SHEET L-102 FOR CONTINUATION OF PLANTING SCHEDULE

HGBD
 A Bell Company

Moore, Gay, Bell & DeYoung Inc.
 Consulting Engineers
 414 NORTH MAIN ST. - SUITE 201
 ST. LOUIS, MO. 63101
 PH. 314.467.1100 FAX. 314.467.1102

SEE SHEET L-101



DATE/DESCRIPTION

CLIENT: THE SPANOS CORPORATION

PROJECT: THE ALEXANDER AT DANIEL ISLAND
 CITY OF CHARLESTON, S.C.

SCALE: 1"=40'
 CLIENT NO.: 40001
 JOB NO.: 40000100
 START DATE: DECEMBER 7, 2000
 DRAWN: JAC
 CHECKED: JAC
 APPROVED: JAC

CONCEPTUAL TREE MITIGATION PLANTING PLAN

L-102



SOUTH GARAGE ELEVATION



NORTH GARAGE ELEVATION

CCDRB STAFF COMMENTS, DEC 10, 2009

- 2** Comment: Simplify the building design by eliminating roof pediments.
Response: Roof pediments have been eliminated to simplify the design.
- 3** Comment: Simplify the color palette by eliminating the accent color on the window sills.
Response: Linoleum above windows, doors, and balconies now match the adjacent field colors.
- 6** Comment: Provide exterior murals on all divided window fls.
Response: All divided window fls will have exterior murals.
- 7** Comment: Provide additional screening for the exposed garage elevations.
Response: Fig Ivy is added to the exposed garage facades as well as brick and paint to screen the garage elevations.

CCDRB DESIGN REVIEW BOARD COMMENTS, DEC 10, 2009

- 1** Comment: Restudy garage elevations.
Response: The Type 2 street and Highway Garage elevations are revised. Brick, paint, and expanded railing (similar to the apartment balconies) are added to the facades to relate the garage back to the apartment buildings. A trellis with Fig Ivy is added at the garage entry elevation and Fig Ivy is used on both the Type 2 street and Highway elevations to screen view of the garage.
- 2** Comment: Differentiate top floor of west building.
Response: Top floor of west building modified to resemble penthouse and differentiate level from adjacent buildings.



NORTH ELEVATION



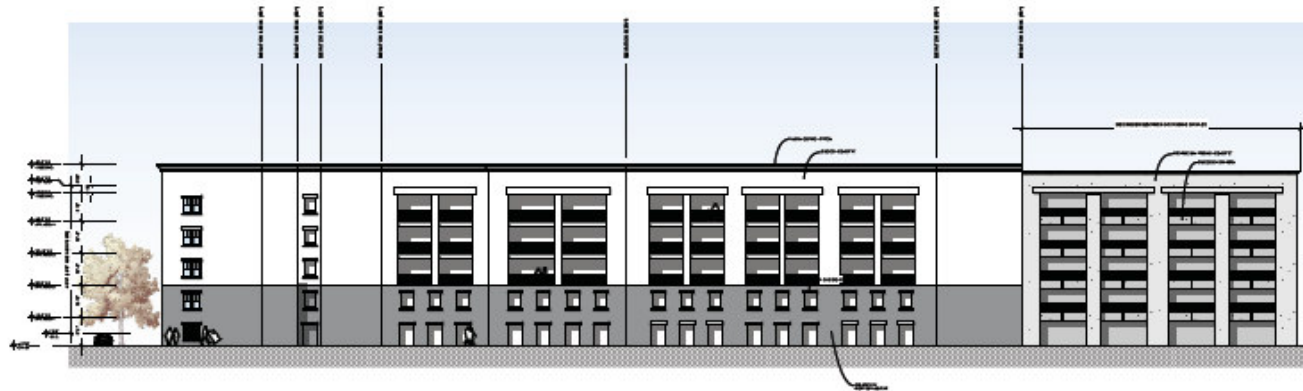
SOUTH ELEVATION



PHILLIPS

The Alexander At Daniel Island

A-2.1

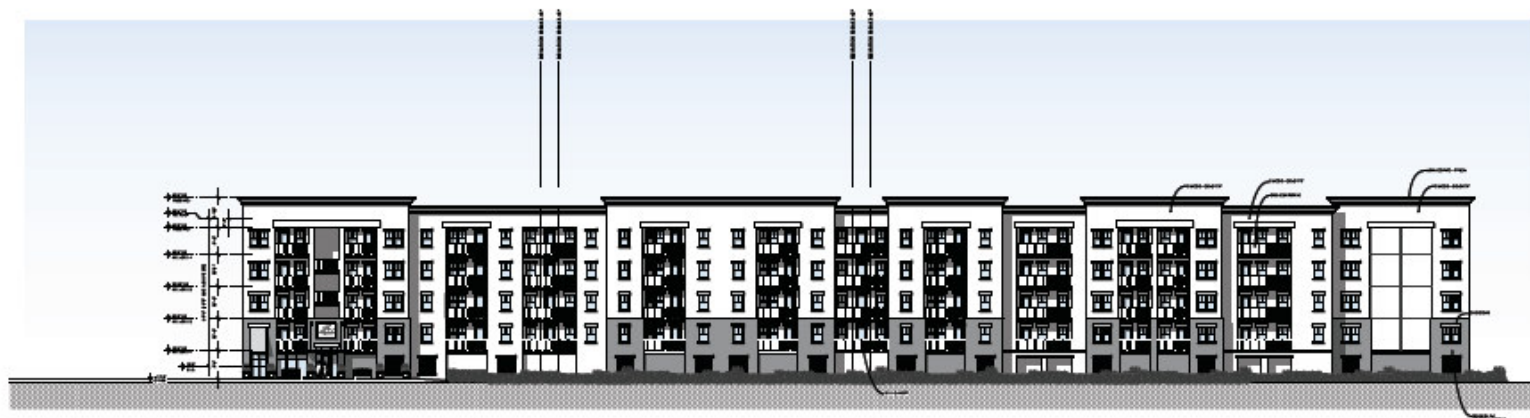


GARAGE COURTYARD ELEVATIONS (a)



GARAGE COURTYARD ELEVATIONS (b)





COURTYARD "A" ELEVATIONS
SECTION



COURTYARD "D" ELEVATIONS
SECTION





